

**District V Advisory Board
Meeting Minutes**
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**Wichita Fire Station #21
2110 N. 135th St. W.
Wichita, KS 67235**

**April 21, 2015
6:30 p.m.**

The District V Advisory Board Meeting was held at 6:30 p.m. at Fire Station #21, 2110 N. 135th West Wichita, KS 67235. In attendance were seven District Advisory Board members, six City staff and 26 members of the public (three did not sign in).

Members Present

Council Member Bryan Frye
Joey Ellzey
Mike Greene
Jose Gutierrez
Claire Hersh
JV Johnston
Jill Kerschen
Troy Palmer
Kelly Watkins

Staff Present

Mayor Jeff Longwell
Officer Brad Haught, Patrol West
Kathy Morgan, MAPD
Captain Mark Dewey, WFD Station 21
Dale Miller, MAPD
Janet Johnson, CMO

Guests

Listed on last page

Members Absent

Jeffrey Preisner

Order of Business

The meeting was called to order by Pro Tem, Mike Greene at 6:30 p.m.

Approval of Agenda

The agenda was approved with two changes **Motion passed: (7/0)**

Approval of Minutes

The minutes for March 16, 2015 were approved. **Motion passed: (7/0)**

Public Agenda

1. **Scheduled items:** None

*******Action: Received and file**

2. **Off Agenda items:** None

*******Action: Received and file**

Staff Presentations

3. Wichita Fire Department Report

Captain Mark Dewey, WFD Station 21, reported there was \$895,000 in fire damage citywide last month, but none of it occurred in District V. He asked that citizens remind their children and grandchildren to drive safely and not text and drive. He said there have been a number of very serious traffic accidents recently and the majority of them involved young drivers.

*******Action: Receive and file.**

4. Community Police Report

Officer Brad Haught, Patrol West, reported the West Bureau continues to address residential burglaries and larcenies. He is also working on an issue that involves students from Wilbur loitering at McDonald's. He said WPD will be assisting the Sheriff's Office on a special assignment involving checking on the addresses of Registered Offenders. This is the responsibility of the SO, but WPD assists at times. Haught said the FIT team has been successful in investigating an auto theft and larceny ring, with a number of suspects being arrested. They have also recovered some of the stolen property. A citizen asked about recent mail thefts and Haught said those are related to the ring he mentioned.

*******Action: Receive and file.**

New Business

5. ZON2015-00012 and CON2015-00010

Kathy Morgan, Metropolitan Area Planning Department, presented a request for a zoning change from SF-5 to LC at 6008 W. 29th St. N. She said the Metropolitan Area Planning Commission approved the request 11-0-1 with two caveats. 1) the LC zoning would be limited to self-storage and nothing else and 2) the landscaping would have to include a four to five foot berm on the north side of 29th St. She also noted there would be an onsite manager at the facility.

Members of the DAB and the public asked the following questions:

DAB? Is there a height restriction for LC zoning? **A:** LC allows up to 80 feet. The architect said they are proposing to build one level. The only thing that might be somewhat higher would be the office/onsite apartment.

DAB? Is 29th Street east of Hoover considered an arterial? **A.** Yes, according to the 2030 Transportation Plan.

DAB? Will there be a screening wall also on the berm side? **A.** It will be landscaped with trees, boulders, etc. There will also be a detention pond in the southeast corner that will be landscaped.

DAB? What will the hours of operation be? **A.** The office will maintain regular business hours and the storage access will be 24/7.

DAB? What about signage and lighting? **A.** LC zoning dictates downward lighting and signage that is no more than 20 feet in height and 50 total square feet.

Citizen: Regarding the retention pond, where will the overflow go? Is it normal to have LC zoning abutting SF? **A.** The drainage will be a part of the required site plan and yes it's not unusual for LC to be next to SF.

There was disagreement between the residents present and the Agent for the applicant on exactly where the storm drains empty. There were also concerns that Barefoot Bay Lake is recreational and people swim in it.

Citizen: Why is a retention pond required? **A.** In order to detain the peak runoff and release it slowly. Also, the water has to be cleaned before it is released into the storm water system.

Citizen: Are there going to be warehouses? **A.** No, only self-storage.

Multiple citizens questioned why the needs of one (the buyer) should outweigh the needs of many (the home owners).

Citizen: Wichita has more self-storage spaces per capita than any other city in the country. There is a storage facility on Zoo Blvd. this is only at 40% capacity. More storage units are not needed.

Citizen: Everyone in the neighborhood is opposed to this. People who live in the area have their own storage so anyone using it would not be from the neighborhood. Are we sure the Master Plan isn't wrong? Should 17th be considered the arterial and not 29th? Where is our voice in this?

Citizen: We have a lot of septic systems in the area and we also have some flooding issues. I'm also concerned about the lighting and the signs. **A.** Any LC zoning near residential areas can only be 15 feet maximum and the fixtures must be shielded.

Citizen: There were 14 properties that were notified and nine petitions have been signed.

DAB asked to see the protest petitions, which **Morgan** produced for review.

DAB?: Do you have any research on storage places that have caused crime to increase? **A.** The architect said their research indicates it's not a problem.

Citizen: I'm a heart surgeon and spend between \$10,000 and \$15,000 a year in property taxes; I own a million dollar home. How do you put something like this up against million dollar homes?

Citizen/Attorney: Questioned the validity of the 2030 Transportation Plan. She also asked for limitations on the hours of operation and no outdoor storage. **A.** The City Council approved the 2030 Transportation Plan and it will remain in effect until they approve another one. LC zoning does not allow for outdoor storage.

DAB? Was is the status of the property? **A.** It is sitting there vacant with a trailer house on it. The property is under contract to buy contingent on the zoning change.

DAB? If someone were to build single family residences on the property, would it still need a retention pond? **A.** Most likely.

*******Action: (Watkins/Kerschen) made the motion to recommend denial of the proposed zone change and conditional use for warehouse/self-storage.**

Motion Passed: (6-1)

6. ZON2015-00013 & CUP2015-00005

Dale Miller, MAPD, presented a request from Cadillac Lake, LLC (applicant/owner) PEC c/o Charles Brown (agent) requesting a zoning change to LC Limited Commercial. The proposed site is currently zoned SF-5 Single-Family Residential, 30.66- acres in size and located at the corner of 29th street North and Maize Rd.

DAB? When is the preserve going to be completed? **A. Jerry Jones** said he acquired this property about a year ago and he didn't have information on a preserve or on the Federal wetlands.

Citizen: I'm concerned about flooding. **A.** This property will have to be platted and a drainage plan will have to be reviewed and approved by the City engineers.

Citizen: What is going in east of this site? **A. Jones** said he didn't know because he doesn't own that property.

*******Action: (Johnston/Watkins) made the motion to recommend approval.**

Motion Passed: (7-0)

Board Agenda

7. Updates, Issues, and Reports

None to report.

General Comments/ Announcements:

Council Member Frye thanked the Board for their support and said he would appreciate them fulfilling their current terms which run through June. He also made several announcements regarding upcoming community events.

Next Meeting: May 18, 2015

Respectfully Submitted,
Janet Johnson, Community Engagement

Guests

James Breitenbach
Katherine Edwards
Joseph Poggi
Nancy Poggi
Reuben Loyd
Molly Allen
Alan Kailer
Laura Schoenberge
Jay Ames
Greg Bowman
James Albertson
Marsha Varbel
Sharon Burk
Janet Bryant
Steve Bryant
Brett Grizzell
? Nott
Lonny Wright
David Hambrick
Brooke Grizzell
Chris Bohm
Jerry Jones
Mary Oakman